Business Support Zoning Amendment Referrals

Research & Development Definition

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Overview

Background

- NAICS Definition what is R&D?
- Existing Definition
- Council Referral

Other Cities Definitions

- General Information
- City Comparison

Recommendations

- R&D Definition
- Accompanying Recommendations

Background

NAICS Code R&D Definitions



Biotechnology



Physical Engineering Life Sciences



Nanotechnology

---> process/
prototype

R&D Definition Existing Definition

An establishment comprised of laboratory or other non-office space, which is engaged in one or more of the following activities: industrial, biological or scientific research; product design; development and testing; and limited manufacturing necessary for the production of prototypes.

R&D Definition Referral Definition

An establishment comprised of laboratory or and other associated and ancillary space non-office space, which is, engaged in one or more of the following activities: industrial, technological, biological or scientific research; product design; development and testing; and limited fabrication and/or manufacturing necessary for the production and assemblage of prototypes prototypical products.

Other Cities R&D Definitions

Emeryville & Oakland R&D Definitions

City	R&D Definition
Emeryville	Research of an industrial or scientific nature, including <u>associated office space</u> . Typical uses include indoor laboratories and testing facilities. This use type may include fabrication and small scale-up facilities as part of the research function, but excludes Manufacturing use types.
Oakland	Include scientific research for the design, development, engineering, and testing of

R&D Definitions Comparison

City	Office Space	High Technology
Berkeley	×	×
Emeryville	✓	×
Oakland	✓	✓
Richmond	✓	✓
San Leandro	✓	✓

Recommendations

R&D Definition(s) +

1. Proposed R&D Definition

Sentence 1

An establishment comprised of laboratory or other non-office space, which is engaged in one or more of the following activities: industrial, biological or scientific research for product design, development, engineering, and testing; and limited manufacturing leading to the development of a necessary for the production of prototypes or process for the primary purpose of research, development or evaluation rather than sale. This classification includes, but is not limited to, biotechnology, renewable energy, environmental, physical, life sciences, engineering, pharmaceutical, and high technology electronics. This classification also includes ancillary activities and spaces for office and storage.

Sentence 2

1. Proposed R&D Definition - Sentence 1

Sentence 1

An establishment comprised of laboratory or other non-office space, which is engaged in one or more of the following activities: industrial, biological or scientific research for ; product design; development, engineering, and testing; and limited manufacturing leading to the development of a necessary for the production of prototypes or process for the primary purpose of research, development or evaluation rather than sale.

- Removal of limitation on non-office space
- Emphasis on primary purpose/ goals of R&D

1. Proposed R&D Definition - Sentence 2

Sentence 2

This classification includes, but is not limited to,
biotechnology, renewable energy, environmental,
physical, life sciences, engineering, pharmaceutical, and

- high technology electronics. This classification also includes ancillary activities and spaces for office and storage.
 - High technology electronics
 - Ancillary activities
 - Focus on process, activities, and goals of R&D
 - Addition of pharmaceutical

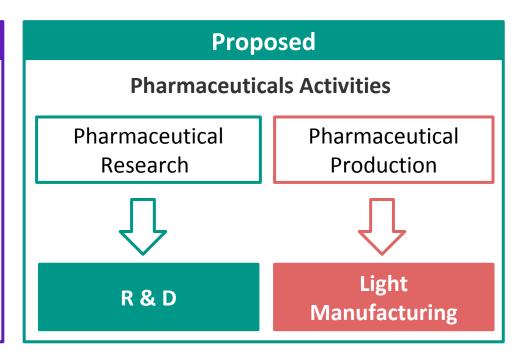
2. Define Laboratory

An establishment primarily engaged in performing physical, chemical, and other analytical testing services, such as acoustics or vibration testing, assaying, biological testing, calibration testing, electrical and electronic testing, geotechnical testing, mechanical testing, nondestructive testing, or thermal testing

3. Re-Classify Pharmaceuticals

Existing

- Undefined
- Standalone land use classification



AccompanyingRecommendations

*Refer to Council

Review Permit Thresholds

Zoning District	R&D	Light Manufacturing
М	Prohibited	<20K - ZC
ММ	< 20K - ZC 20K - 40K - AUP > 40K - AUP	< 20K - ZC 20K - 40K - ZC > 40K - UP(PH)
MU-LI	< 20K - ZC 20K - 40K - AUP > 40K - AUP	< 20K - ZC 20K - 30K - AUP > 30K - UP(PH)
MU-R	Prohibited	AUP if 5,000 or less; UP(PH) if more than 5,000

Review Protected Use Regulations

Macaulay Foundry (PC: Berkeleyside 2015)



Pacific Steel Casting (PC: Eastbay Express 2017)



Recommendations **Summary**

- 1. Modify the **R&D Definition**
- 2. Define Laboratory
- 3. Re-Classify Pharmaceuticals

Other Considerations

- 1. Permit Thresholds
- 2. Protected Space Regulations

Thanks!

Ancillary Use: A use that is both dependent on and commonly associated with the principal permitted use of a lot and/or building and that does not result in different or greater impacts than the principal use.



Defining R&D - other cities

City	R&D Definition
Richmond	Refers to establishments primarily engaged in the research, development, and controlled production of high-technology electronic , industrial or scientific products or commodities for sale, but excludes uses which, in the opinion of the planning commission, may be objectionable by reason of production of offensive odor, dust, noise, bright lights, vibration or the storage of hazardous material or products, or uses which in the opinion of the commission threaten public safety. Typical uses include biotechnology firms. [Ancillary office space is permitted.]
San Leandro	Establishments primarily engaged in the research, development, and controlled production of

Define Laboratory

Existing	Proposed
No Definition	An establishment primarily engaged in performing physical, chemical, and other analytical testing services, such as acoustics or vibration testing, assaying, biological testing, calibration testing, electrical and electronic testing, geotechnical testing, mechanical testing, nondestructive testing, or thermal testing.